010.0	0002	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	756,000 / 756,000
					USE VALUE:	756,000 / 756,000
					ASSESSED:	756,000 / 756,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		WHITTEMORE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCDONALD EDWARD JR
Owner 2:	
Owner 3:	
Street 1:	30 WHITTEMORE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MCDONALD EDWARD JR & -
Owner 2:	MCDONALD EDWARD V SR & KAREN A -
Street 1:	30 WHITTEMORE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,271 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1903, having primarily Clapboard Exterior and 1560 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4271.000	313,800	3,700	438,500	756,000
Total Card	0.098	313,800	3,700	438,500	756,000
Total Parcel	0.098	313,800	3,700	438,500	756,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 484.74 | /Parcel: 484.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 8226
GIS Ref:
GIS Ref:
Insp Date: 11/18/17

!932!

PREVIOUS ASSESSMENT

Parcel ID: 010.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	313,900	3700	4,271.	438,500	756,100	756,100	Year End Roll	12/18/2019
2019	101	FV	246,800	3700	4,271.	465,900	716,400	716,400	Year End Roll	1/3/2019
2018	101	FV	217,300	3700	4,271.	339,800	560,800	560,800	Year End Roll	12/20/2017
2017	101	FV	217,300	3700	4,271.	296,000	517,000	517,000	Year End Roll	1/3/2017
2016	101	FV	217,300	3700	4,271.	252,100	473,100	473,100	Year End	1/4/2016
2015	101	FV	205,100	3700	4,271.	246,700	455,500	455,500	Year End Roll	12/11/2014
2014	101	FV	205,100	3700	4,271.	202,800	411,600	411,600	Year End Roll	12/16/2013
2013	101	FV	205,100	3700	4,271.	192,900	401,700	401,700		12/13/2012

PRINT

Date	Time
12/10/20	16:38:04

LAST REV

Date	Time
11/06/20	10:04:56

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 932

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCDONALD EDWARD	75797-67	1	10/2/2020	Convenience	1	No	No		Donald Coyner died on August 1,1999.
COYNER DONALD E	68582-201		12/13/2016	Estate/Div	400,000	No	No		
COYNER DONALD	26996-346		1/17/1997	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/22/2016	1020	Manual	2,800		7/22/2016			Back foundation re

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2017	MEAS&NOTICE	KB	Kevin B
12/11/2008	Meas/Inspect	372	PATRIOT
3/28/2000	Inspected	276	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	243	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	8226
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4271		Sq. Ft.	Site		0	80.	1.28	1									438,505						438,500	

Total AC/HA: 0.09805 | Total SF/SM: 4271 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 438,505 | Spl Credit | Total: 438,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1903	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	175.048
Other Features:	77798
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	385553
Depreciation:	71713
Depreciated Total:	313840

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

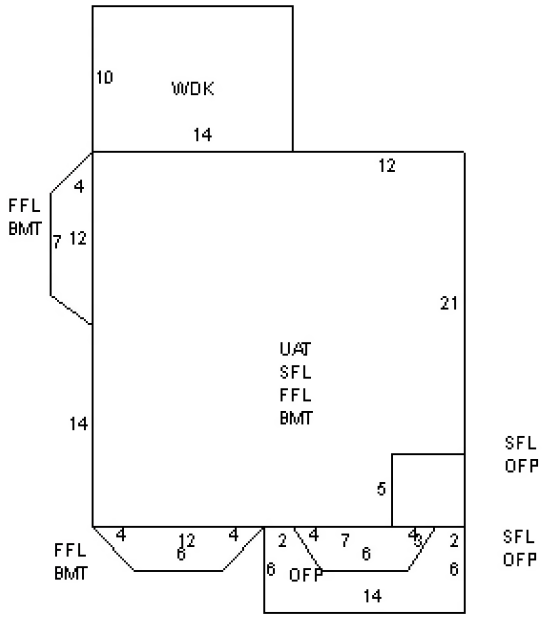
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	175.05
Special Features:	0	Val/Su Net:	124.43
Final Total:	313800	Val/Su SzAd	223.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	705	52.510	37,023
FFL	First Floor	705	175.050	123,409
SFL	Second Floor	700	175.050	122,534
UAT	Upper Attic	163	119.910	19,515
WDK	Deck	140	13.110	1,835
OFP	Open Porch	109	31.560	3,440

Net Sketched Area:	2,522			Total:	307,756
Size Ad	1405	Gross Are	3010	FinArea	1560

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	95	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 010.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X19	F	FR	1910	19.42	T	50	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700